

PROPERTY LOCATION

No	Alt No	Direction/Street/City
42	-42B	CLEVELAND ST, ARLINGTON

OWNERSHIP

OWNERSHIP		Unit #:
Owner 1:	CAPOBIANCO S & SOARES D/TRS	
Owner 2:	ANTONIO & LAURA SOARES IRR TRU	
Owner 3:		
Street 1:	10 ARICIA LANE	
Street 2:		
Twn/City:	WINCHESTER	
St/Prov:	MA	Cntry: N
Postal:	01890	Type:

PREVIOUS OWNER

Owner 1:	SOARES ANTONIO F & LAURA -		
Owner 2:	-		
Street 1:	PO BOX 1254		
Twn/City:	ARLINGTON		
St/Prov:	MA	Cntry	
Postal:	02474		

NARRATIVE DESCRIPTION

This parcel contains .119 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1974, having primarily Vinyl Exterior and 3265 Square Feet, with 2 Units, 3 Baths, 0 3/4 Bath, 0 HalfBath, 12 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

[illegible]

Total AC/HA:	0.11931	Total SF/SM:	5197	Parcel LUC:	104	Two Family	Prime NB Desc	ARLINGTON	Total:	460.729	Spl Credit	Total:	460.700
--------------	---------	--------------	------	-------------	-----	------------	---------------	-----------	--------	---------	------------	--------	---------

Disclaimer: This Information is believed to be correct but is subject to change and is not warranted.

Database: AssessPro - ArchiveProArling

apro

2023

Residential

CARD

ARLINGTON

APPRAISED:

USE VALUE:

ASSESSED:

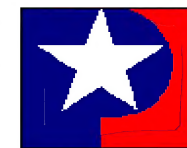
Total Card /

Total Parce

1,071,300

1,071,300

1,071,300



Patriot
Properties Inc.

USER DEFINED

	Prior Id # 1:	18938
	Prior Id # 2:	
	Prior Id # 3:	
	Prior Id # 1:	
	Prior Id # 2:	
	Prior Id # 3:	
	Prior Id # 1:	
5	Prior Id # 2:	
	Prior Id # 3:	
	ASR Map:	
	Fact Dist:	
	Reval Dist:	
	Year:	
	LandReason:	
	BldReason:	
	CivilDistrict:	
	Ratio:	

ACTIVITY INFORMATION

Date	Result	By	Name
7/6/2017	MEAS&NOTICE	KB	Kevin B
4/23/2009	Measured	372	PATRIOT
12/15/2005	MLS	HC	Helen Chinal
12/23/2004	External Ins	BR	B Rossignol
5/16/2000	Inspected	276	PATRIOT
4/5/2000	Measured	263	PATRIOT
11/1/1981		KM	

Sign:
VERIFICATION OF VISIT NOT DATA
//_/___

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
104	5197.000	610,600		460,700	1,071,300		18938
							GIS Ref
							GIS Ref
Total Card	0.119	610,600		460,700	1,071,300	Entered Lot Size	GIS Ref
Total Parcel	0.119	610,600		460,700	1,071,300	Total Land:	Insp Date
Source: Market Adj Cost		Total Value per SQ unit /Card:	328.12	/Parcel:	328.12	Land Unit Type:	07/28/17

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	104	FV	610,600	0	5,197.	460,700	1,071,300		Year end	12/23/2021
2021	104	FV	583,100	0	5,197.	460,700	1,043,800		Year End Roll	12/10/2020
2020	104	FV	583,100	0	5,197.	460,700	1,043,800	1,043,800	Year End Roll	12/18/2019
2019	104	FV	440,200	0	5,197.	489,500	929,700	929,700	Year End Roll	1/3/2019
2018	104	FV	440,200	0	5,197.	357,100	797,300	797,300	Year End Roll	12/20/2017
2017	104	FV	400,200	0	5,197.	311,000	711,200	711,200	Year End Roll	1/3/2017
2016	104	FV	400,200	0	5,197.	264,900	665,100	665,100	Year End	1/4/2016
2015	104	FV	362,700	0	5,197.	259,200	621,900	621,900	Year End Roll	12/11/2014

SALES INFORMATION

[illegible]

BUILDING PERMITS

[illegible]

[illegible]